

A RESOLUTION authorizing the submission of a Final Statement of Community Development Objectives and Projected Use of funds and the required certifications to the U.S. Department of Housing and Urban Development as required for the City of Fort Wayne to receive its 1992 Community Development Block Grant entitlement.

WHEREAS, the City of Fort Wayne has a goal, the provision of a decent and viable living environment for all of its citizens; and

WHEREAS, the City of Fort Wayne has consistently committed itself to the elimination of blight and deterioration which is present within the community and the prevention of its further spread; and

WHEREAS, under the provisions of the National Affordable Housing Act 1990, the City of Fort Wayne is entitled to receive annual grants through the Community Development Block Grant Program; and

WHEREAS, funding under this program must be used for the promotion of viable urban communities and the prevention or elimination of blight and deterioration, primarily for the benefit of low and moderate income people; and

WHEREAS, the City of Fort Wayne has developed a community development plan and program which is consistent with the City's overall strategy for preventing the further spread and elimination of blight and deterioration; and

WHEREAS, all necessary steps have been taken by the Mayor and the Division of Community and Economic Development to prepare the entitlement submission for 1992 (eighteenth year) Community Development Block Grant funding in conformance with the strategy and plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA;

SECTION 1. That the submission of a Final Statement for 1992 (eighteenth year) entitlement funds and accompanying

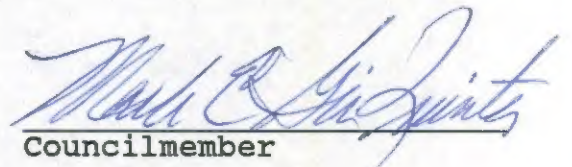


1 certifications be approved and forwarded to the U.S.  
2 Department of Housing and Urban Development under the  
3 signature of Mayor Paul Helmke.

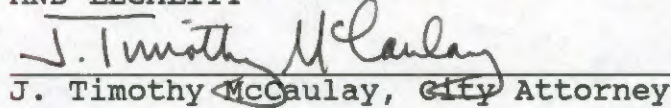
4 SECTION 2. That Mayor Paul Helmke, in his capacity as  
5 Chief Executive Officer for the City of Fort Wayne, be  
6 authorized to act on behalf of the City in consummating  
7 contractual agreements pertaining to this grant and providing  
8 additional information and documentation pertinent thereto as  
9 required.

10 SECTION 3. That the Common Council, by its approval of  
11 this application, hereby reaffirms its intent to reduce and  
12 eliminate urban blight within the City of Fort Wayne.

13 SECTION 4. That this Resolution shall be in full force  
14 and effect from and after its passage and any and all  
15 necessary approval by the Mayor.

16   
17 Councilmember

18 APPROVED AS TO FORM  
19 AND LEGALITY

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21 J. Timothy McCaulay, City Attorney

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FOUR STAR BRAND  
SOUTHWORTH CO. U.S.A.  
25% COTTON FIBER



Read the first time in full and on motion by Quinn, seconded by Edmonds, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 11-12-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Quinn, seconded by Quinn, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>6</u>	<u>3</u>		
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY		<u>✓</u>		
LONG		<u>✓</u>		
REDD	<u>✓</u>			
SCHMIDT		<u>✓</u>		
TALARICO	<u>✓</u>			

DATED: 11-26-91

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 9-69-91 on the 26th day of November, 1991

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1991, at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 4th day of December, 1991, at the hour of 8:15 o'clock 9 A M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR

CITY OF FORT WAYNE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
1992 BUDGET

	<u>1991</u> <u>Appropriation</u>	<u>1992</u> <u>Request</u>	<u>1992</u> <u>Appropriation</u>
<u>Housing</u>			
Mod Repair	\$ 900,000	\$1,225,000	\$ 700,000
Conservation Rehab	50,000	0	0
Rental Rehab Staff	55,000	45,000	45,000
Acquisition	100,000	100,000	80,000
Exterior Paint	30,000	30,000	30,000
Emergency Repair	75,000	0	0
Unsafe Bldg Demo	275,000	275,000	275,000
Project Renew	125,000	200,000	70,000
Youth Life Skills	45,000	75,000	60,000
Comm Home Repair	80,000	95,000	95,000
Housing Partnership	0	200,000	100,000
Flood Loss Mitigation	<u>134,000</u>	<u>140,000</u>	<u>30,000</u>
SUBTOTAL	\$1,869,000	\$2,385,000	\$1,440,000
<u>Historic Preservation</u>			
Historic Facade	\$ <u>0</u>	\$ <u>50,000</u>	\$ <u>15,000</u>
SUBTOTAL	\$ 0	\$ 50,000	\$ 15,000
<u>Public Facilities</u>			
Sub-Area Cap Impr	\$ 300,000	\$ 300,000	\$ 300,000
Neigh Comm Cap Impr	200,000	150,000	100,000
Enterprise Zone	50,000	150,000	50,000
East Wayne Center	200,000	0	0
ARC Expansion	0	50,000	0
Anthony Wayne Serv	0	40,000	0
Gingerbread House	0	200,000	100,000
Hamilton Cap Impr	0	25,000	0
Enterprise Center	0	50,000	50,000
Neigh Street Trees	<u>15,000</u>	<u>15,000</u>	<u>10,000</u>
SUBTOTAL	\$ 765,000	\$ 980,000	\$ 615,000



Economic Development

Econ Impr District	\$	0	\$	100,000	\$	5,000
Opportunity Fund		<u>0</u>		<u>100,000</u>		<u>10,000</u>
SUBTOTAL	\$	0	\$	200,000		15,000

Public Services

Assoc Churches F.B.	\$	35,000	\$	40,000	\$	35,000
Boys & Girls Club		0		36,252		0
Case Manager Training		0		11,500		0
Client Advocacy		36,500		42,500		38,500
Comm Harvest F.B.		35,000		45,000		35,000
Deaflink		0		24,150		24,150
Fair Housing		30,000		34,402		30,000
Family Counseling		0		30,000		0
First Friends		0		18,212		0
Hanna Creighton		24,000		30,893		20,000
Hispanic Bilingual		20,000		25,000		25,000
Housing Counseling		23,000		53,568		20,000
Housing Law Project		0		62,172		0
Infant Program		0		20,000		0
McCormick Learning Ctr		20,000		22,500		22,500
MLK Montessori		25,190		26,660		26,660
Neigh Clean-Up		12,000		17,500		6,000
Old Fort YMCA Arts		0		6,000		0
Pontiac Youth Center		20,000		25,000		20,000
Pre-Employment		10,000		28,000		20,000
Project Incentive		0		14,941		0
Grace Lutheran Outreach		0		50,650		0
Teen Pregnancy Prev.		20,000		28,962		21,190
TLBC Computer Trng.		0		30,000		0
Washington House		30,000		40,000		30,000
Neigh. Case Mgmt.		50,000		20,000		20,000
Public Serv. Cont.		<u>2,760</u>		<u>N/A</u>		<u>0</u>
SUBTOTAL	\$	393,450	\$	783,862	\$	394,000

Code Enforcement

Ent Zone Weeds	\$	15,000	\$	15,000	\$	15,000
Boarding Fund		<u>25,000</u>		<u>35,000</u>		<u>35,000</u>
SUBTOTAL	\$	40,000	\$	50,000	\$	50,000

Administration  
and Planning

	\$	521,000	\$	540,000	\$	540,000
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Contingency	\$	<u>29,770</u>	\$	<u>0</u>	\$	<u>21,000</u>
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TOTAL	\$	3,618,220	\$	4,549,862	\$	3,130,000
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CITY OF FORT WAYNE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
1992 ACTIVITIES

**HOUSING:**

Moderate Repair: \$ 700,000

Loans of up to \$10,000 for repair of conditions that threaten the health and safety of low- to moderate-income homeowners. This fund will be supplemented with HOME and Special Appropriation funds in order to surpass 1991 levels of service.

Rental Rehabilitation Staff Costs: \$ 45,000

Administration and professional expenses for the Rental Rehabilitation program to provide affordable, decent housing for low- and moderate-income renters.

Acquisition: \$ 80,000

HANDS acquires vacant properties and donates them to Lincoln Life Improved Housing or other nonprofit organizations for housing construction and/or rehabilitation.

Exterior Paint: \$ 30,000

Low- to moderate-income homeowners are given house paint by HANDS; the homeowner invests "sweat equity" by applying the paint.

Housing Receivership: \$ 0

In cases where a property owner has a long history of non-compliance with safe housing standards, a court will appoint a nonprofit organization as the receiver to make repairs and manage the property until rental income repays the public investment in the property. This program will operate on prior year funds.

Unsafe Building Demolition Fund: \$ 275,000

Funds used for demolition of unsafe, vacant structures not suitable for rehabilitation.

Project Renew: \$ 70,000

This neighborhood-based housing development organization has a flexible program for area residents to improve their housing and overall neighborhood environment.



Youth Life Skills: \$ 60,000

The YMCA provides education and vocational training to high school drop-outs while rehabilitating homes for low- and moderate-income families.

Community Home Repair: \$ 95,000

Operated by the East Wayne Street Center, this program provides home repairs to low- and moderate-income homeowners.

Fort Wayne Neighborhood Housing Partnership: \$ 100,000

Formed as a result of the Urban Land Institute study, this non-profit corporation will make low-interest loans for the acquisition and rehabilitation of vacant properties for sale to low- or moderate-income homebuyers and will make rehabilitation loans to existing homeowners in the targeted neighborhood.

Flood Loss Mitigation: \$ 30,000

Acquisition and/or clearance of houses in the floodplain which have suffered repeated flood damage.

TOTAL HOUSING PROGRAMS: \$1,440,000

**HISTORIC PRESERVATION:**

Historic Facade Grant Program: \$ 15,000

Matching grant for the cost of restoring historically significant commercial building facades.

TOTAL HISTORIC PRESERVATION PROGRAMS: \$ 15,000

**PUBLIC FACILITIES:**

Sub-Area Capital Improvements: \$ 300,000

Improving curbs, sidewalks, lighting, and/or sewers in the central city Sub-Area.

Neighborhood Commercial  
Capital Improvements:

\$ 100,000

Improving curbs, sidewalks, lighting, and streetscapes in lower-income commercial areas where significant private investment has occurred.

Urban Enterprise Zone  
Capital Improvements:

\$ 50,000

Improving curbs, sidewalks, lighting, and streetscapes in the Urban Enterprise Zone. The CDBG allocation is matched with contributions from zone businesses.

Gingerbread House Acquisition:

\$ 100,000

Matching funds for the expansion of Gingerbread House Day Care Center on Pontiac Street.

Enterprise Center Acquisition:

\$ 50,000

Final payment of funds to the Urban Enterprise Association to acquire the Fort Wayne Enterprise Center, an incubator for small emerging businesses.

Neighborhood Street Trees:

\$ 10,000

The Parks Department, using its own labor, will purchase and plant street trees in lower-income neighborhoods. This program also receives COIT funds from several Councilmanic districts.

TOTAL PUBLIC FACILITIES PROGRAMS: \$ 615,000

**ECONOMIC DEVELOPMENT:**Economic Improvement District Program:

\$ 5,000

Matching funds for private money raised through Economic Improvement District assessments. It is anticipated that the amount of money needed in 1992 will be quite small; hence, the small allocation.

Fort Wayne Opportunity Fund:

\$ 10,000

This loan program provides low-interest loans to emerging businesses. It is funded primarily by prior year allocations and loan repayments.



Bond Guarantee Program: \$ 0

This program allows the city to support emerging businesses and increase the number of businesses who may bid on city contracts by guaranteeing performance bonds on city-let construction contracts. It is funded by a prior year allocation.

Revolving Loan Funds: \$ 0

The revolving loan funds that the City has established to encourage and support business investment are currently operating and will continue in 1991. Repayments into the funds have allowed the programs to make new loans without additional allocations.

TOTAL ECONOMIC DEVELOPMENT PROGRAMS: \$ 15,000

PUBLIC SERVICES:

Associated Churches Food Bank: \$ 35,000

Staff and other overhead expenses which leverage hundreds of thousands dollars in private contributions.

Client Advocacy for Drug Abusers  
(Mental Health Association): \$ 38,500

Support, referral, and counseling for drug addicts and their families.

Community Harvest Food Bank: \$ 35,000

Staff and other overhead expenses which leverage millions of dollars in private support.

DeafLink: \$ 24,150

Case management and interpretation services for hearing impaired clients. This is a one-year only grant and will not be renewed after 1992.

Fair Housing (Metropolitan  
Human Relations Commission): \$ 30,000

Program to promote equal housing opportunity through educational activities and conflict resolution.

Hanna-Creighton Nutrition Center (Community  
Action of Northeast Indiana): \$ 20,000

Training for low-income households in gardening, canning, and the importance of good nutrition.

Hispanic Bilingual Outreach  
(Benito Juarez Center): \$ 25,000

Interpretation and other assistance to Hispanic citizens in housing, social service, employment, criminal justice, and similar matters.

Housing Counseling  
(Fort Wayne Housing Authority): \$ 20,000

Budget and ownership counseling for low- to moderate-income homeowners to help them physically and financially maintain their homes.

McCormick Place Literacy Center  
(Three Rivers Literacy Alliance): \$ 22,500

One-on-one and small group literacy tutoring at Fort Wayne Housing Authority sites from a nationally-recognized organization.

Martin Luther King Montessori: \$ 26,660

Support and assistance for low-income families of children enrolled in the Martin Luther King Montessori schools.

Neighborhood Clean-Up: \$ 6,000

Provide dumpsters and trucks for neighborhood clean-up projects in the NSA's.

Pontiac Street Youth Center  
(Urban League): \$ 20,000

Drop-in center providing recreational, social, and educational activities for central city youth.

Pre-Employment Skills (Urban League): \$ 20,000

Training in job-search skills and good work habits for low- and moderate-income people. This program is co-funded by the Urban Enterprise Association.



Teen Pregnancy Prevention (Community  
Action of Northeast Indiana):

\$ 21,190

Activities to build self-esteem in low-income teenagers and prevent teen pregnancy.

Washington House:

\$ 30,000

Drug and alcohol rehabilitation services for low- and moderate-income people.

Neighborhood-Based Case Management (Community  
Action of Northeast Indiana):

\$ 20,000

Comprehensive case management for low-income residents of near southeast neighborhoods.

TOTAL PUBLIC SERVICE PROGRAMS: \$ 394,000

## CODE ENFORCEMENT:

Enterprise Zone Weed and Debris Removal:

\$ 15,000

Removal of weeds and debris from the Urban Enterprise Zone; will be matched with private Urban Enterprise Association funds.

Unsafe Building Boarding Fund:

\$ 35,000

Boardings of vacant property to prevent unsafe conditions and minimize deterioration until rehabilitation can occur.

TOTAL CODE ENFORCEMENT PROGRAMS: \$ 50,000

## ADMINISTRATION AND PLANNING:

\$ 540,000

## CONTINGENCY:

\$ 21,000

TOTAL 1991 CDBG BUDGET:\$3,130,000



## MEMORANDUM

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TO: City Council Members

FROM: Greg Purcell, Director, Community and Economic Development

DATE: November 12, 1991

SUBJECT: 1992 Community Development Block Grant Budget

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### Background

As you know, each November we submit a resolution to the City Council authorizing the Mayor to submit Fort Wayne's Community Development Block Grant (CDBG) budget to the U.S. Department of Housing and Urban Development (HUD). The effect of this submission is to allow the city to receive an annual CDBG entitlement grant from HUD.

The 1992 overall budget, attached to this memorandum, is smaller than in previous years. This is a function of two factors:

- a) The reduction of program income and prior year carry over funds, and
- b) increased activity in our housing and economic development programs.

For the first time in many years, we anticipate that our 1992 grant will actually be increased over this year's by roughly six percent. While we believe the projected entitlement amount is a close estimate, we will not know the actual amount until HUD runs the formula based on new census data for all cities nationally.

### Process

The Citizens Advisory Committee (CAC) has spent hundreds of hours during the late summer and fall evaluating 50 applications, totalling over \$4 million. Applicants were given an opportunity to meet with the full CAC or with the appropriate subcommittee, and on-site visits were conducted for most applications.



As in past years, the CAC was particularly concerned that the activities receiving CDBG funds have a direct relationship to improving the quality of life in Fort Wayne's low- and moderate-income neighborhoods. The CAC also sought to make its recommendations consistent with those of the Urban Land Institute (ULI), which examined south central Fort Wayne in May, 1990.

One of ULI's recommendations was to reduce the amount of CDBG money used for curb and sidewalk repairs, in order to increase the funds available for housing improvement activities. This recommendation was followed for a second year by the CAC, and is reflected in the attached budget.

The Mayor accepted the CAC's recommendation with very few modifications. The 1992 budget, attached to this memorandum, again represents both consensus and compromise on the part of all members of the CAC. I believe that it is a sound, responsible budget. The programs for which it provides funding will continue to improve the quality of life in Fort Wayne.

#### Budget Highlights

##### 1. Implementation of ULI Recommendations

In addition to focusing on housing rather than capital improvements, the 1992 budget provides funds for two programs which work toward ULI's recommendation to promote streetscape and business facade improvements in the south central area. First, the Gingerbread House Acquisition will provide for fuller use and better appearance of the Pontiac Mall, a major commercial landmark on East Pontiac. Second, the Economic Improvement District Program will provide both an incentive and a mechanism for businesses in central city commercial districts to work together to beautify their areas.

##### 2. Unsafe Building Fund

In 1992 as in previous years, Fort Wayne's demolition program is funded almost entirely by CDBG. The 1992 budget provides the same level of funding as 1991. It is supplemented by \$80,000 to \$100,000 collected from owners of property which has been demolished or boarded.

##### 3. Availability of New Federal Housing Resources

Two very exciting developments have occurred at the federal level which will result in additional resources for affordable housing in Fort Wayne. As a result, we have been able to scale back our 1992 Moderate Repair CDBG budget and will use some of the following funds to

supplement this extremely successful program. We will use the balance of the funds for other housing programs. The first new source of funding is the federal HOME program, authorized by the Cranston-Gonzalez National Affordable Housing Act of 1990. We have been informally notified by the U.S. Department of Housing and Urban Development (HUD) that our 1992 grant will be \$1,074,000. The second resource, which is only a one-year grant, is a special appropriation of \$1,000,000 that was placed into the HUD appropriation bill by Congresswoman Jill Long. We are uncertain at this point as to many of the details, restrictions, etc., which will apply to the funds, but we are obviously pleased to have this unexpected source of revenue for affordable housing activities. Council members will have an opportunity to provide input on how these additional funds will be utilized to improve the housing stock in Fort Wayne. Should you have any specific concerns on these new programs or any Community & Economic Development activities, please do not hesitate to contact me.

#### Recommendation

In order to allow for 1992 activities to begin operation on January 1, we recommend that Council authorize the Mayor to submit our 1992 budget to HUD and administer our 1992 CDBG program by passing the attached resolution.

GP/KG/gb



Admn. Appr. \_\_\_\_\_

**DIGEST SHEET**

**TITLE OF ORDINANCE** Community Development Block Grant (CDBG) 1992 Budget  
**DEPARTMENT OF REQUESTING ORDINANCE** Community & Economic Development  
**SYNOPSIS OF ORDINANCE** Authorization to submit Final Statement of Community  
Development Objectives and Projected Use of Funds for the 1992 CDBG entitlement.

Q-91-11-27.

**EFFECT OF PASSAGE** Necessary documentation and certifications will be submitted  
to the U.S. Department of Housing & Urban Development to receive the 1992 CDBG  
entitlement.

**EFFECT OF NON-PASSAGE** Necessary documentation and certifications will not  
be submitted, and entitlement not received.

**MONEY INVOLVED (Direct Cost, Expenditures, Savings)** Entitlement  
amount: \$3,130,000

**ASSIGNED TO COMMITTEE (J.N.)** \_\_\_\_\_

BILL NO. R-91-11-37

*1/26/91  
tell next wk*

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ XXXXXXXXXXXX (RESOLUTION) authorizing the  
submission of a Final Statement of Community Development  
Objectives and Projected Use of funds and the required  
certifications to the U.S. Department of Housing and Urban  
Development as required for the City of Fort Wayne to receive its  
1992 Community Development Block Grant entitlement  
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HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ (RESOLUTION) \_\_\_\_\_

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
_____	_____	_____	<i>Mark E. Giaquinta</i>
_____	_____	_____	<i>Charles Redd</i>
_____	_____	_____	<i>John Schmidt</i>
_____	_____	_____	<i>J. Bradbury</i>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 11-26-91

Sandra E. Kennedy  
City Clerk